124.0	0002	0004.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,079,400 / 1,079,400
					USE VALUE: 1,079,400 / 1,079,400
					ASSESSED: 1,079,400 / 1,079,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERGANTIS MICHAEL
Owner 2:	
Owner 3:	
Street 1:	14 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PERGANTIS MICHAEL TR -
Owner 2:	PERGANTIS MARY -
Street 1:	147 FRANKLIN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,267 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Stucco Exterior and 2142 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8267.000	473,100	5,100	601,200	1,079,400
Total Card	0.190	473,100	5,100	601,200	1,079,400
Total Parcel	0.190	473,100	5,100	601,200	1,079,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.92 | /Parcel: 503.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 79827

GIS Ref

GIS Ref

Insp Date 11/24/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 124.0-0002-0004.A

!9627!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	473,100	5100	8,267.	601,200	1,079,400	1,079,400	Year End Roll	12/18/2019
2019	104	FV	388,700	5100	8,267.	634,600	1,028,400	1,028,400	Year End Roll	1/3/2019
2018	104	FV	386,800	5100	8,267.	467,600	859,500	859,500	Year End Roll	12/20/2017
2017	104	FV	362,700	5100	8,267.	447,600	815,400	815,400	Year End Roll	1/3/2017
2016	104	FV	362,700	5100	8,267.	414,200	782,000	782,000	Year End	1/4/2016
2015	104	FV	302,500	5100	8,267.	347,400	655,000	655,000	Year End Roll	12/11/2014
2014	104	FV	302,500	5100	8,267.	339,300	646,900	646,900	Year End Roll	12/16/2013
2013	104	FV	314,500	5100	8,267.	323,300	642,900	642,900		12/13/2012

PRINT

Date	Time
12/11/20	00:04:39

LAST REV

Date	Time
12/04/17	15:46:04
ekelly	

PAT ACCT. 9627

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERGANTIS MICHA	50515-568		12/26/2007	Family	99	No	No		
	14685-294		8/1/1982		99	No	No		A

USER DEFINED

Prior Id # 1:	79827
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	MEAS&NOTICE	HS	Hanne S
3/18/2009	Inspected	189	PATRIOT
2/10/2009	Measured	336	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8267		Sq. Ft.	Site		0	90.	0.81	10									601,206						601,200	

Total AC/HA: 0.18978 | Total SF/SM: 8267 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 601,206 | Spl Credit | Total: 601,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.19347823
Const Adj.:	0.99742496
Adj $ / SQ:	190.465
Other Features:	109000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	685610
Depreciation:	212539
Depreciated Total:	473071

COMMENTS

2 ROOMS IN ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

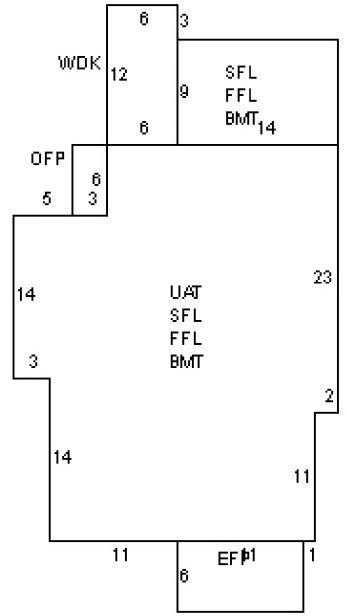
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	230.46
Special Features:	0	Val/Su Net:	144.94
Final Total:	473100	Val/Su SzAd	244.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	966	57.140	55,197
FFL	First Floor	966	190.460	183,989
SFL	Second Floor	966	190.460	183,989
UAT	Upper Attic	210	133.330	27,998
WDK	Deck	72	15.960	1,149
EFP	Enclos Porch	66	68.300	4,508
OFP	Open Porch	18	43.890	790
	Net Sketched Area:	3,264	Total:	457,620
Size Ad	1932	Gross Are	3894	FinArea 2142

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 124.0-0002-0004.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1950	21.25	T	40	104			5,100			5,100
2	Frame Shed	D	Y	1	520	A	AV	1990	0.00	T	23.2	104						

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100